

Wolcott, Vermont



**Proposed Zoning & Subdivision Amendments
Public Hearing
July 19, 2016**

All photos: Maxfield English

Proposed Zoning And Subdivision Amendments

Public Hearing

Agenda for Hearing

1. Planning Commission summarizes major changes
2. Public comments directed to Planning Commission
3. Planning Commission answers clarifying questions
4. General comments from Planning Commission and public at the end.

Wolcott Zoning and Subdivision Amendments

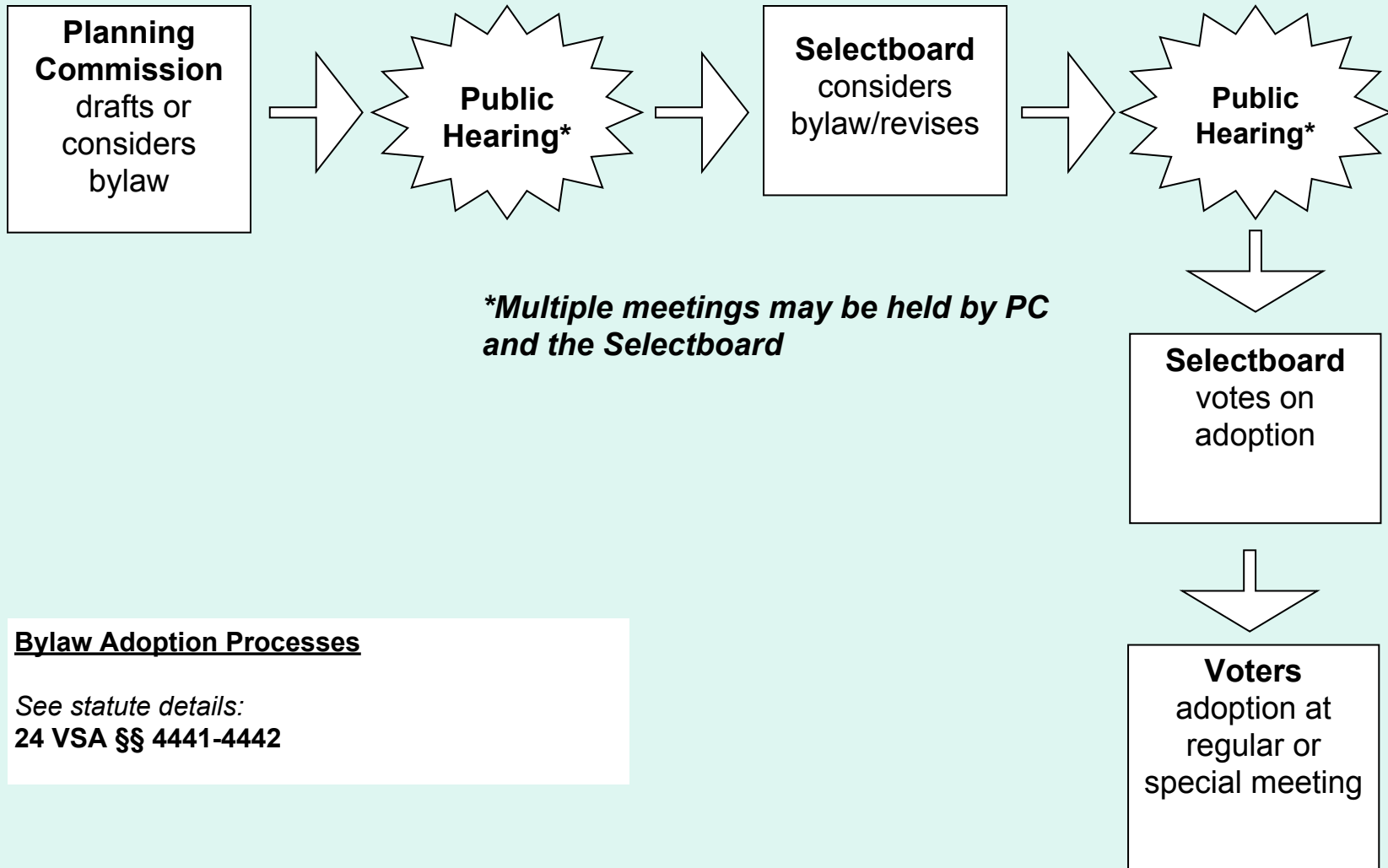
Adoption Process

1. PC reviews and revises existing regulations
2. **PC holds hearing(s), accepts comments**
3. PC reviews comments and makes revisions as necessary.
4. Forward proposed regulations to Selectboard
5. Selectboard holds hearings, accepts comments, amends regulations as necessary.
6. Selectboard holds additional hearings if amendments are made
7. Selectboard adopts new regulations
8. Wolcott Voters vote to adopt Bylaws via Australian ballot.
9. Regulations take effect 21 days after adoption.



Wolcott Zoning and Subdivision Amendments

Adoption Process



Bylaw Adoption Processes

See statute details:
24 VSA §§ 4441-4442

Ahh... 05680



What's Changed?

- **Expanded Planned Unit Developments**
 - Simpler, more predictable permit review process
 - More density bonus options
 - Opportunity to shift development to most suitable area of a lot
 - Allow density averaging across multiple parcels
- **Zoning District Changes**
 - Divided Village District into four areas to reflect neighborhood differences
 - Created “Fisher Bridge Enterprise” District
 - Renamed “Rural Residential” District “Rural” District.
- **Simplified Review Process**
 - More “permitted” uses in some areas
 - “Administrative” site plan approval for small additions to businesses/buildings
 - More options for home occupations
- **Updated Development Review Standards**
 - More predictable, easier to understand,
 - Make sure all applicants are treated fairly

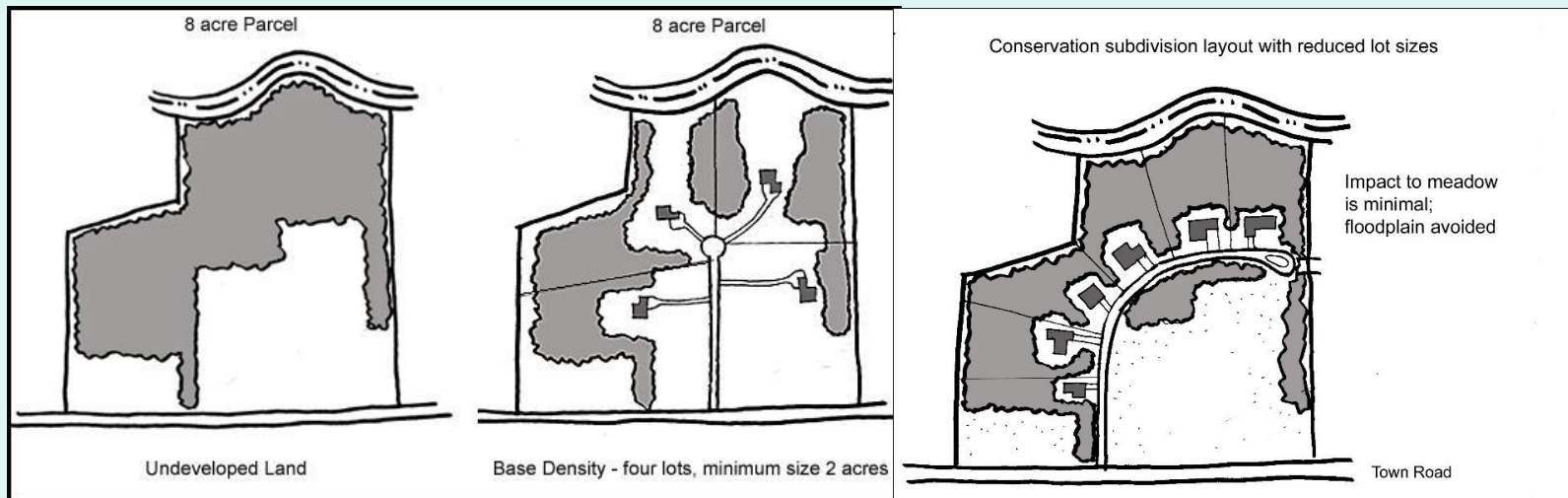
Expanded Planned Unit Developments

What is a Planned Unit Development (PUD)?

- *PUDs are Optional*
- Also called a “conservation subdivision”
- Flexibility to design a subdivision in response to the specific characteristics of the land rather than inflexible dimensional requirements.
- Removes disincentives to identifying and conserving resources on a property.
- A tool for landowners to subdivide small lots while retaining ownership of much of the balance of their property.

How does a PUD Work?

- Smaller lots may be created, as long as the total number of lots does not exceed “base density” (total parcel area divided by minimum lot size).
- Lots are laid out to avoid impacts to natural resources.
- Landowners are eligible for a “density bonus” (additional lots) for affordable housing, conserving +60% of the land, keeping land available for agriculture/forestry, energy efficiency, or providing public access.

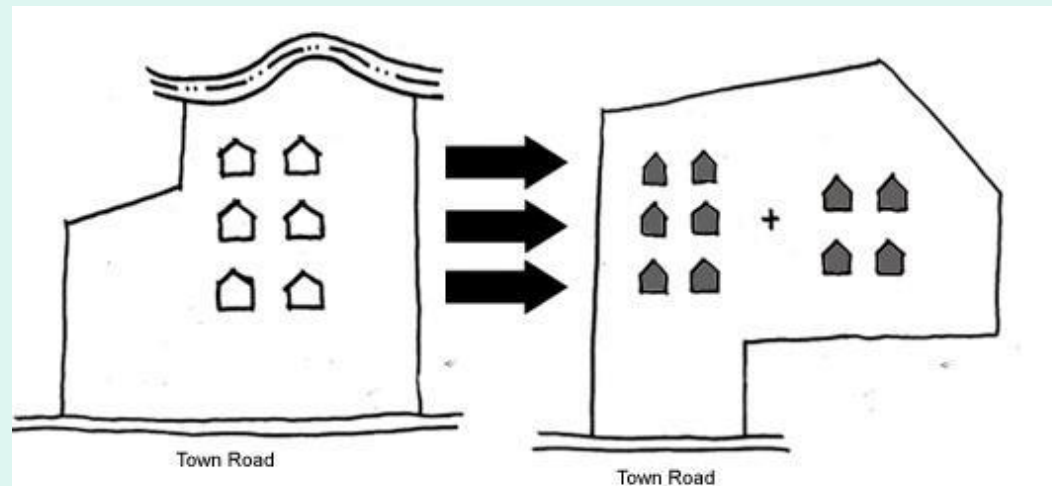


PUDS on Multiple Parcels

Example I: Contiguous Parcels Divided by a Road: A farmer owns land on both sides of the road. Under State law, when land is divided by a public road, it is considered two parcels. The best land for agriculture is located on the west side of the road. Under conventional subdivision, in order to develop his land, he would need to subdivide land on both sides of the road, and no land would remain open for agriculture. Using a PUD, he can place all of the development on the east side of the road and continue to use the west side as cropland.

Example II: Non-Contiguous Parcels: A family owns a hilly woodlot. A second family owns an open parcel close to Route 15. Under conventional subdivision, the first family could create six lots on the woodlot and the second family can create four on the parcel close to Route 15.

Developing on the woodlot would require clearing much of the forest to construct steep, private driveways. Using a PUD, the two families can create a total of ten new lots on the parcel close to Route 15 and the woodlot is left undeveloped.



Tr
20 Cross

Brain break...

Zoning Districts

Districts set dimensional standards (min lot size, setbacks, etc.) and determine what is allowed in an area (permitted, conditional, and prohibited uses)

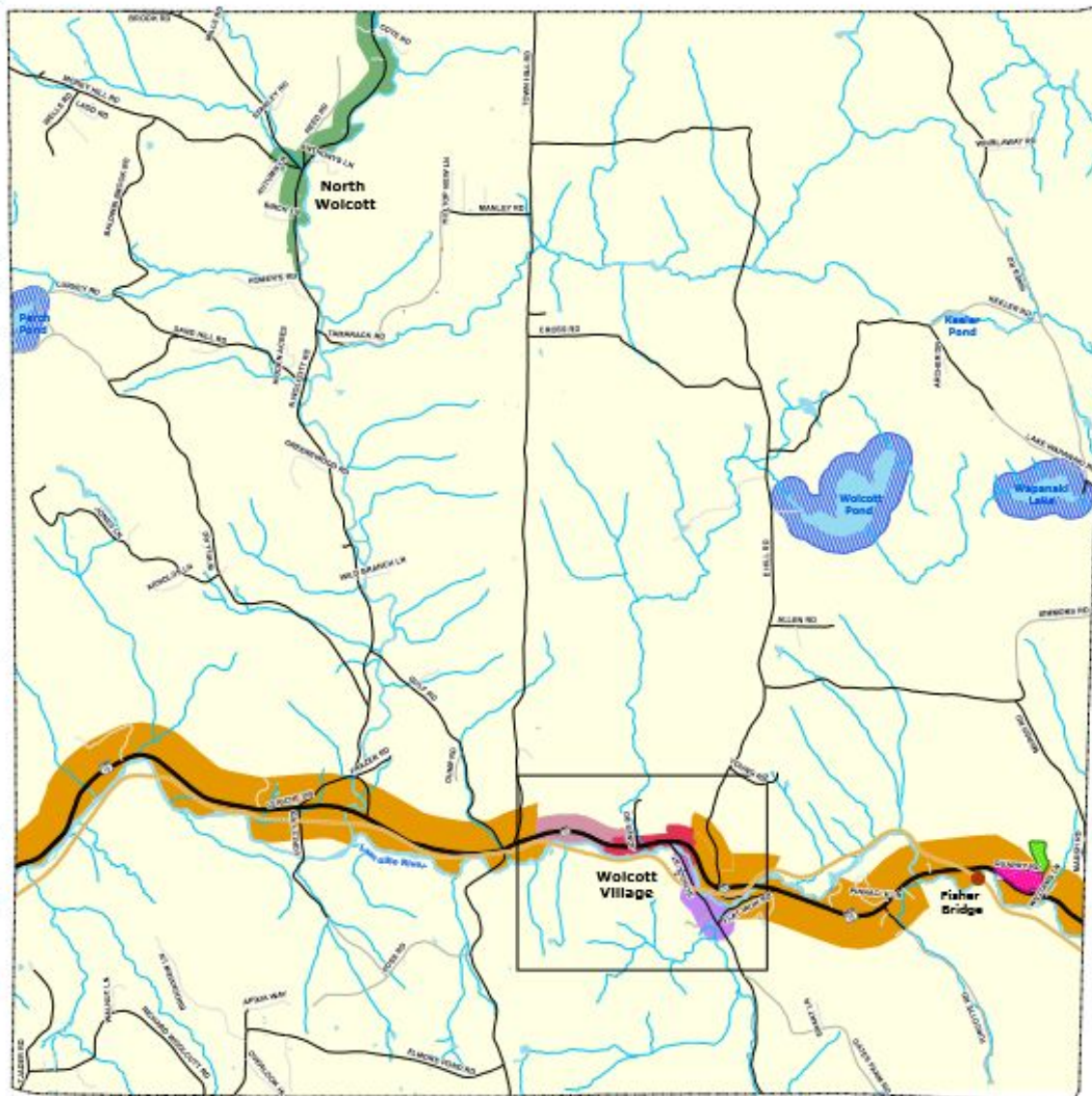
Current Regulations

- Rural Residential District
- Shorelands District
- Route 15 Corridor
- Village Areas
 - o Wolcott Village
 - o North Wolcott

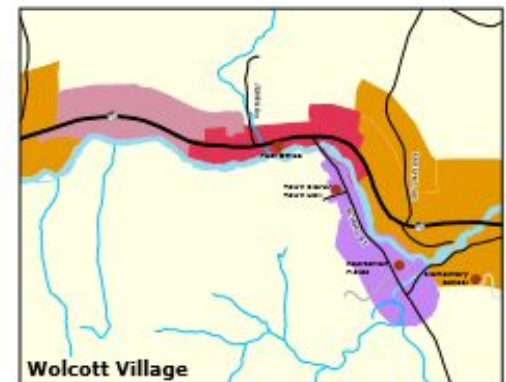
Proposed Amendments

- Rural District
- Shorelands District
- Route 15 Corridor
- Village
 - o Gateway
 - o School Street
 - o North Wolcott
- Village Core
- Fisher Bridge Enterprise

Zoning Districts



Wolcott, Vermont



Fisher Bridge Enterprise District

South of Powerline

North of Powerline

Village Districts

Village Core

Village Gateway

Village School - Street

Zoning Districts

Shoreland

Rural

Route 15

North Wolcott Village

Pond/Lake

Stream

LVRT

Roads

State Highway

Class 2 Road

Class 3 Road

Class 4 Road

Private Road

Facilities

SOURCES:

POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.

ROADS: 1:5000 S-911 Road Data, 2015.

SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos using USGS 7 1/2 quadrangles and 1:20000 color infrared aerial photography as additional source material, VCGI for VHD-USGS, 2001.

ZONING: Wolcott Data, 2004.



Thematic Mapper,
VT State Plane,
Meters, NAD83

For planning purposes only.
Not for regulatory interpretation.

Lamoille County Planning Commission
PO Box 1837, 52 Portland Street
Warrensburg, VT 05661
802.888.4548 f 802.888.6938
www.lcpvt.org, July, 2016

0 0.5 1 Miles



Route 15 Corridor



Route 15 Corridor



Rural District



Rename Rural Residential -- “Rural” District

Current Regulations:

- Most of Wolcott in Rural Residential District
- Minimum Lot Size: 2 acres

Proposed Amendments:

- Rural District
 - o Minimum Lot Size: 2 acres
 - o Renamed to recognize that Rural areas of Wolcott include a wide variety of non-residential uses, including home businesses, recreation, and value-added agriculture and forest products industries.

Shoreland District



Village Area District

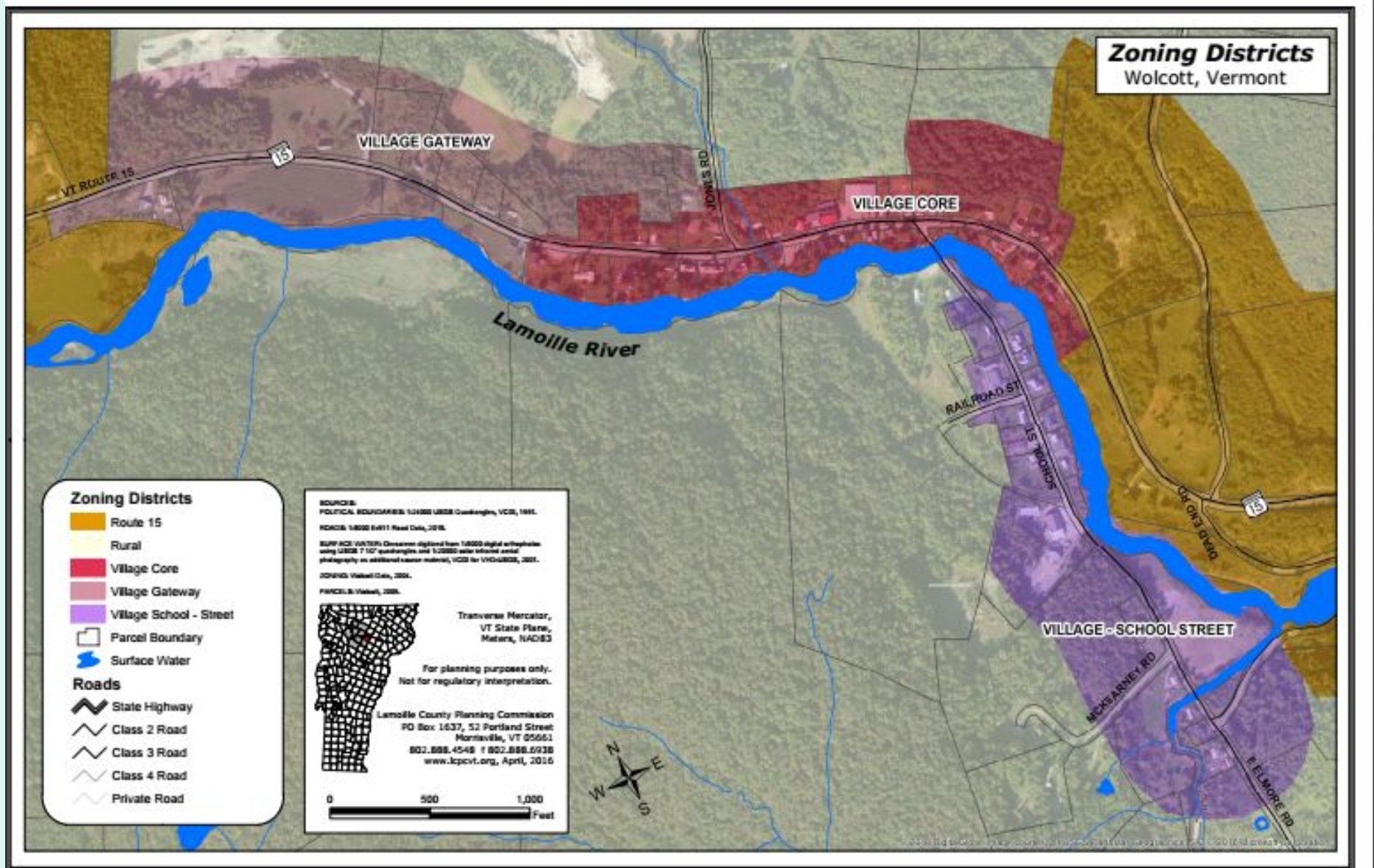
Current Regulations

- Wolcott Village and North Wolcott in a Single District

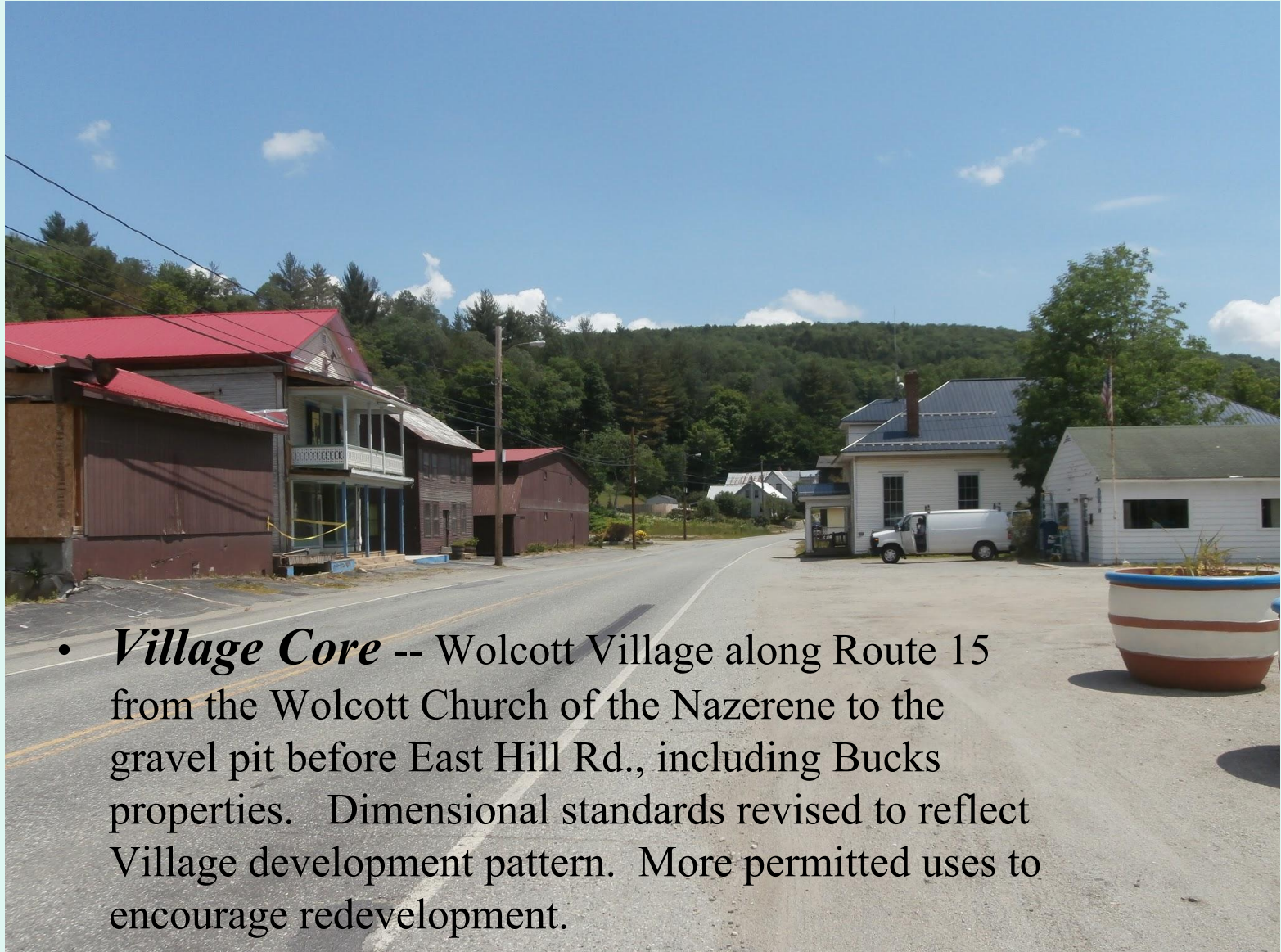
Proposed Amendments – Divided into Four Areas:

- *Village Core*
- *Village Gateway*
- *School Street*
- *North Wolcott*

Wolcott Village

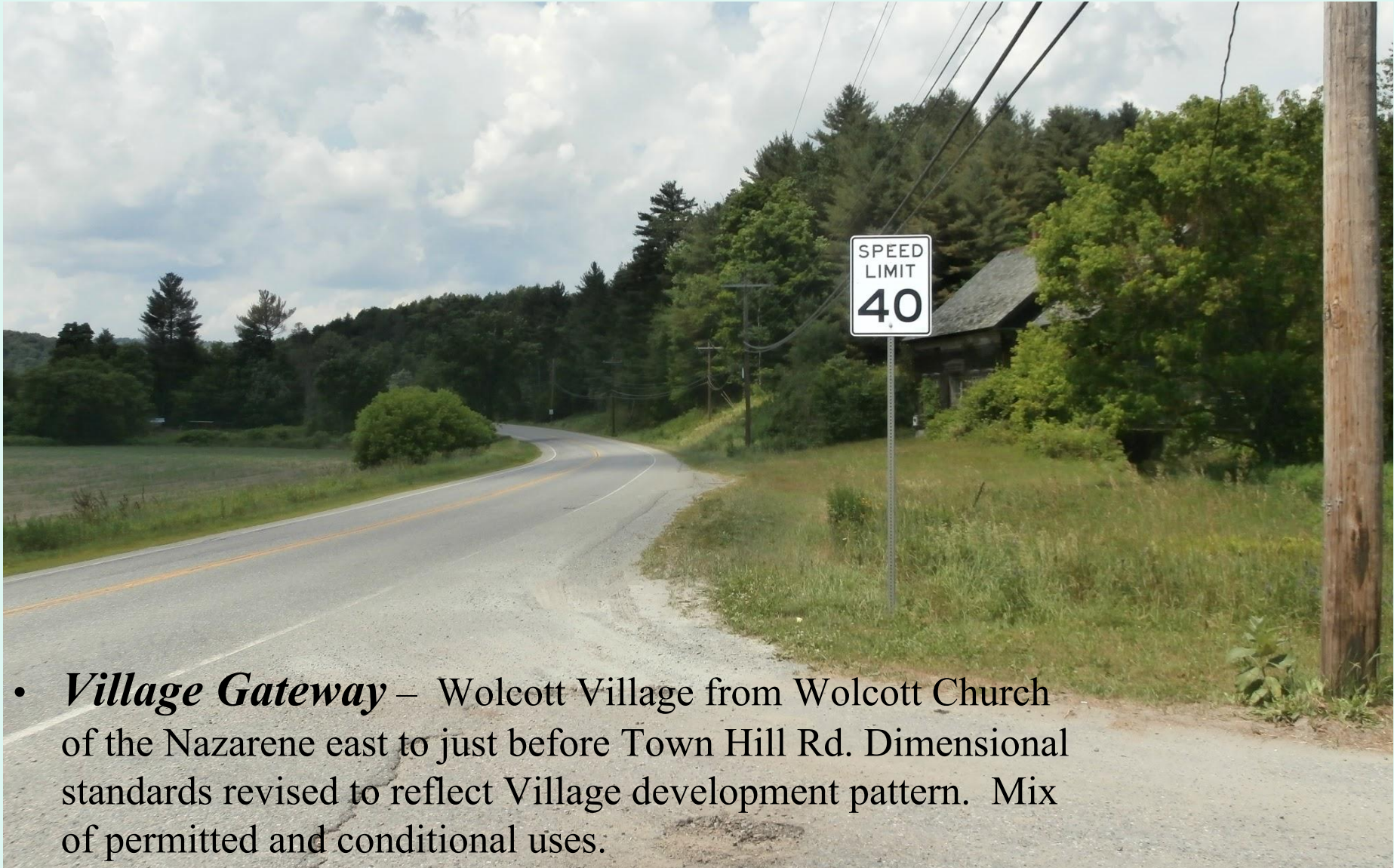


Wolcott Village Core



- ***Village Core*** -- Wolcott Village along Route 15 from the Wolcott Church of the Nazarene to the gravel pit before East Hill Rd., including Bucks properties. Dimensional standards revised to reflect Village development pattern. More permitted uses to encourage redevelopment.

Village Gateway



- ***Village Gateway*** – Wolcott Village from Wolcott Church of the Nazarene east to just before Town Hill Rd. Dimensional standards revised to reflect Village development pattern. Mix of permitted and conditional uses.

School Street



- ***School Street*** – Fewer permitted uses. Some non-residential uses (such as gas stations) prohibited to reduce impacts on residential neighborhood.

North Wolcott

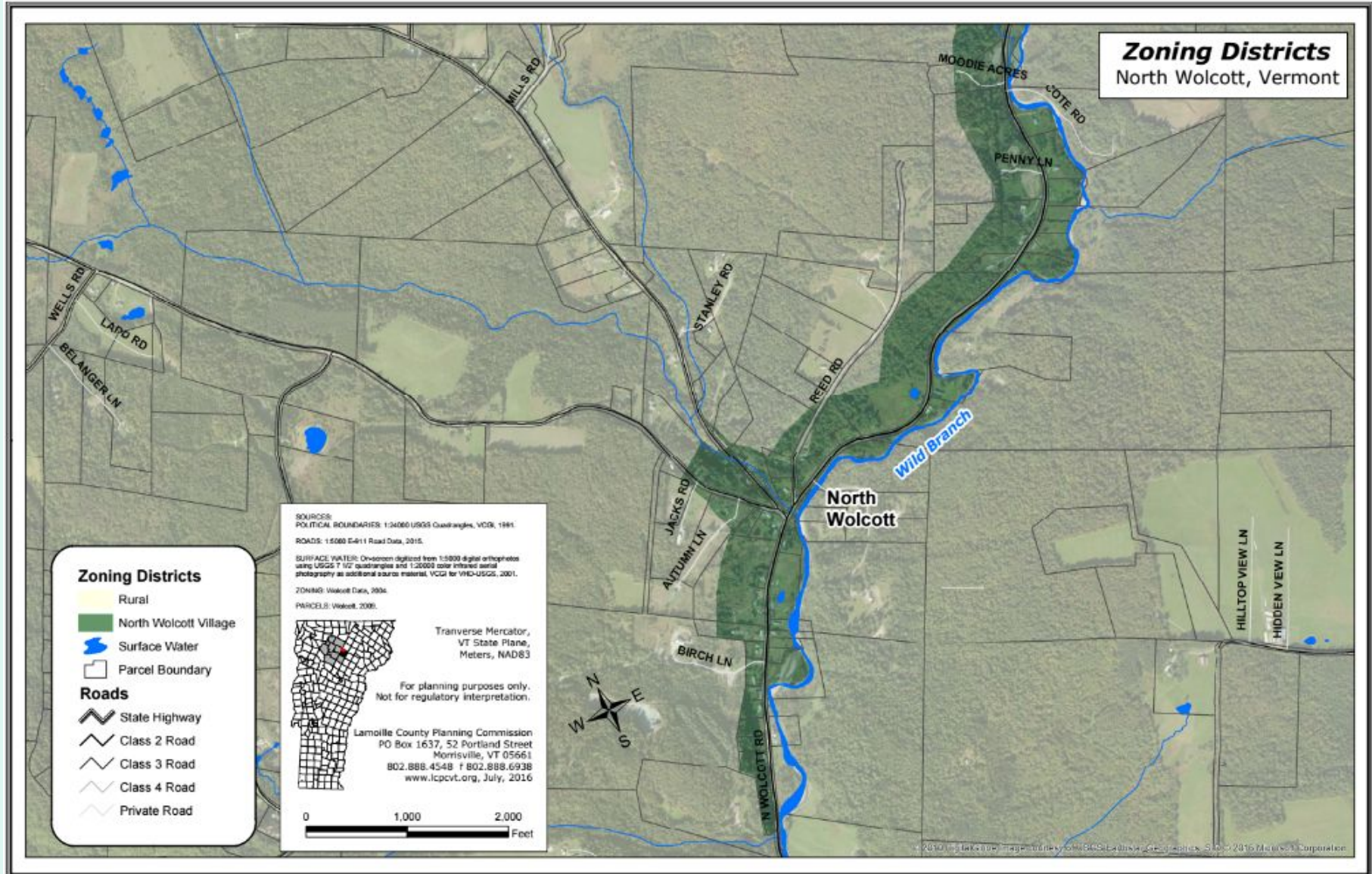


- *North Wolcott* -- Dimensional standards revised to reflect Village development pattern. Mix of permitted and conditional uses. Recognizes more rural nature of area.

North Wolcott



North Wolcott



Fisher Bridge Enterprise District



Fisher Bridge Enterprise District

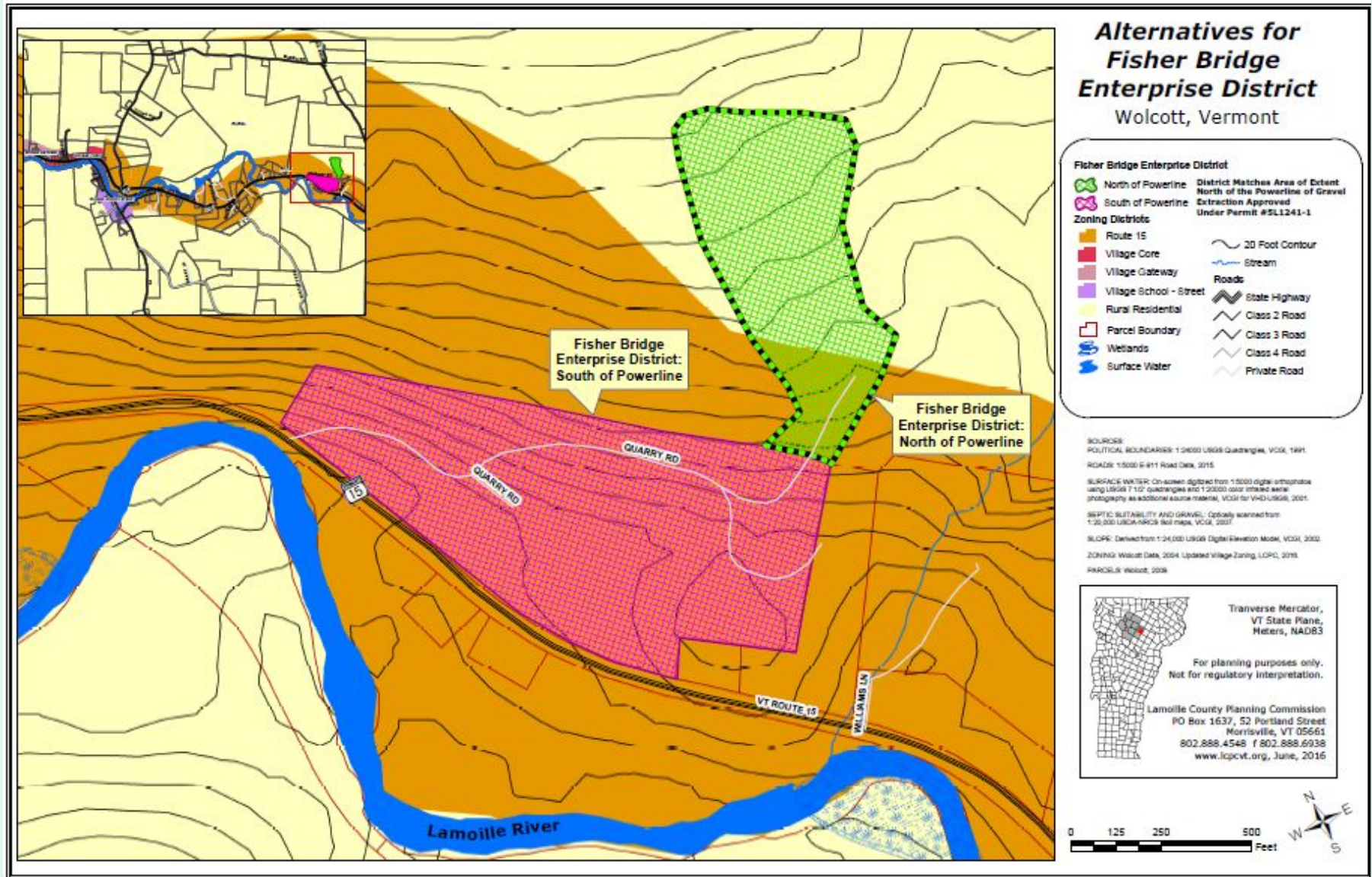
Current Regulations:

- District does not exist

Proposed Amendments – New District:

- Specifically tailored for industrial uses
- Includes the existing Fisher Bridge Industrial Park and Manosh gravel pit
- Adjacent to Route 15, served by three-phase electricity,
- Most new development will be accessed from internal circulation roads.
- Impacts such as noise measured at the boundary of the District, rather than the boundary of individual property lines within the District.

Fisher Bridge Enterprise District



Simplified Review Process

Current Regulations:

- Almost all non-residential uses – including changes of use and small additions, require two reviews by the DRB (site plan approval and conditional use review)
- Home occupations limited to residents of the dwelling, no outdoor work areas are permitted.

Proposed Amendments:

- ***More permitted uses*** – especially in the Village Core and Fisher Bridge Enterprise District (See Table of Uses – Pg. 40)
- ***Administrative Site Plan Approval*** -- Zoning Administrator approves small additions to businesses/buildings and changes of use. Thresholds vary by District (See pg. 28)
- Home Businesses: -- Up to three non-resident employees (with DRB approval), and outdoor work areas allowed (with Site Plan approval) (See pg. 75)

Zoning and Subdivision Standards

- Updated to be more predictable, less interpretive
- Ensure all applicants are treated fairly, know what is expected at start of process

Zoning Standards:

- Access
- Driveway Standards
- Pedestrian and Bicycle Facilities and Access
- Parking
- Stormwater Management
- Height
- Stream Setbacks
- Steep Slopes
- Landscaping/Streetscaping
- Exterior Lighting

Subdivision Standards:

- Dimensional Requirements
- Access to lots- location
- Useable lot requirement
- Water systems; Wastewater
- Utilities
- Street design and layout
- Pedestrian and Bicycle Facilities and Access
- Stormwater Management
- Fire Ponds, and Dry Hydrants
- Street and sidewalk lighting
- Recreation areas; Common Land
- Agricultural Soils

Wolcott Land Use & Development Regulations

Approval Process

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Comments?



Questions?